



Livable Streets Update (FIVE IN FIVE)



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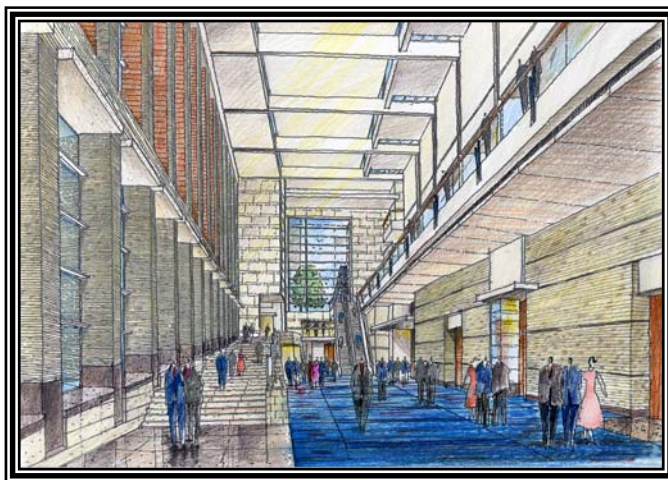
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OFFICIALS APPROVE ARCHITECTS' DIRECTION IN EVOLVING CONVENTION CENTER SCHEMATIC DESIGN

Significant progress has been made in the past month and the design is on the right track, Mayor Charles Meeker, told the new convention center project's team of architects Sept. 14 at a joint meeting of the Raleigh City Council and the Wake County Board of Commissioners.



Dudley Lacy and Ken Luker of O'Brien Atkins, Steven Shuster and Thomas Sayre of Clearscapes and Scott Sickeler of TVS told the elected officials that the schematic design for Raleigh's public building is evolving into a building that will seamlessly take

its place along side the Capital City's other noteworthy civic buildings such as the Capitol and the performing arts center.

The architects stated that it is no simple task to create the schematic design for this project with the public's desire that it be traditional while iconic; contemporary and classical. "We want the building to exhibit respect for the past, fit in our present and reach for the future," Mr. Luker said.

Mr. Sickeler said that the architectural team had done some "soul searching" the past month to make certain that the new convention center will market well, be a delight to use, fit well into the expansion strategy and have a harmonious connection with the headquarters hotel. (Continued on page 2)

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

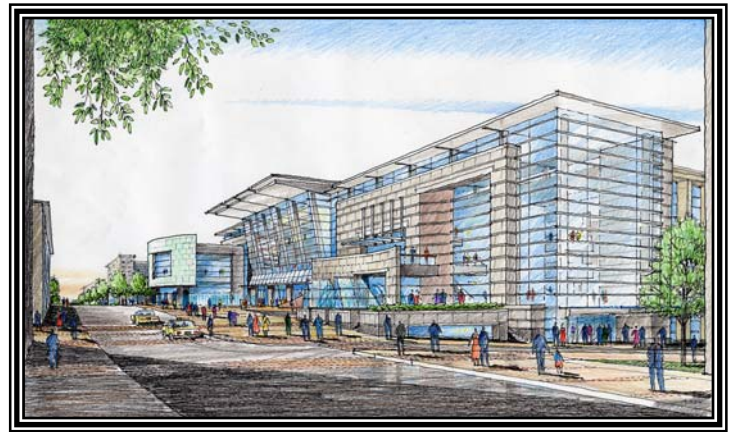
- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

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Artist Thomas Sayre of Clearscapes offered the "artful use of materials" such as glass, wood and stone to make the building special. Mr. Sickeler said that water, in the form of a series of innovative fountains can be very engaging, with half-second shooters that take varying forms such as pyramids or triangles or droplets that dance.

Mayor Charles Meeker, Neal Hunt, Janet Cowell, James West and Thomas Crowder attended the 8 a.m. gathering in the Raleigh Convention and Conference Center. Chairman Kenn Gardner, Joe Bryan, Phil Jeffreys, Harold Webb and Betty Lou Ward were the commissioners present.

Mr. Crowder commented that, while he was pleased to see the public plaza coming to life in the project, the ideas presented by the architects were "very similar to the Washington, D.C., convention center." He said that he wanted something "unique to Raleigh."



Mr. Jeffreys and Mayor Meeker directed that more work was needed on the building's corners.

The architectural team will present the final schematic design at the next joint meeting of the elected officials at 8 a.m. on Oct. 12. The public will be offered the same presentation at 5 p.m. that day at the Raleigh Convention and Conference Center. The City Council members and County Commissioners will meet to decide on the schematic design at 6 p.m., Oct. 14.

The visuals presented at the Sept. 14 are placed on the City's website, www.raleigh-nc.org by Sept. 16.

The new convention center and a four-star Marriott hotel will be built on the south end of downtown. Construction of the convention center is scheduled to begin in 2005, with completion in late 2007.

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues.

Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

PLAN WOULD USE CITY-OWNED PARCELS IN SOUTH CENTER CITY TO LAUNCH FURTHER DOWNTOWN REVITALIZATION

The area surrounding the planned convention center and the BTI Center for the Performing Arts is the “premo” part of downtown Raleigh and it should be developed to maximize this ultimate élan and launch further revitalization of the center city. This was the essence of the final presentation delivered Sept. 16, concluding a four-day planning workshop focused on the south end of downtown.

The City-owned parcels being perused are the eastern one-third of the land on which the current convention center is located, Lenoir Street parking lots, a parcel at South and Salisbury streets, and at Martin Luther King Blvd.

Presenters James Moore of HDR/Dover, Kohl & Partners and Ernie Bleinberger of Hunter Interests Inc. concentrated on developing the City-owned parcels in a way that would ignite further enhancement of the vicinity referred to as the convention and cultural district of downtown.

The City-hired consultants that formed an economic development, real estate and urban design team recommended a plan that includes the following:

- A mixture of uses in the area, including more than 200 condominiums, a market-rate apartment development near Martin Luther King Jr. Blvd, a health club of approximately 50,000 square feet, restaurant/retail/entertainment uses as a supporting land use at the ground-floor level, major civic uses such as a library or expansion of the performing arts functions and a boutique hotel of about 100 units, with 80 guest rooms and 20 condominiums;
- A design of the two most southern blocks of Fayetteville Street that would extend it to Lenoir Street and terminate into a public open space flanked by two 6-to-10-story buildings and an expansion of the performing arts center; and,
- A water feature marking the entrance plaza to the planned convention center a half-block west between the Sheraton Hotel and the planned Marriott Hotel.

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Downtown Management

Goal: Take a “one-stop shopping” approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

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The recommendations developed by the consultants will be refined over the coming weeks into a report that will be considered by the City Council. The elements approved by the City Council will be included in a request-for-proposals process to:

- recruit developers for the City-owned sites;
- develop a broader housing strategy to target various types of residential projects throughout downtown;
- develop a broader parking study that will identify public parking sites and strategies; and,
- develop plans for streetscape projects linking the southern end of the center city with surrounding neighborhoods and other areas of downtown, such as the area surrounding the regional rail stations and the warehouse district.

For more information on the south end planning process, contact Dan Douglas, director of the City of Raleigh Urban Design Center at 807-8441 or daniel.douglas@ci.raleigh.nc.us

COUNCIL COMMITTEE REVIEWS RECOMMENDED SAVINGS FOR THE REDESIGN OF FAYETTEVILLE STREET MALL

Recommendations that would reduce the cost of redesigning the Fayetteville Street Mall by an estimated \$1.6 million were presented Sept. 15 to the Raleigh City Council's Comprehensive Planning Committee. Committee members also reviewed a list of additional cost reductions for the project. No action was taken.

Last week, the City Council voted to reject bids for the redesign of the pedestrian mall because they exceeded by 50 percent the City's initial estimate of the project of \$8.79 million. The Comprehensive Planning Committee was assigned to work with the City administration on finding ways to reduce the project's cost.

City staff and representatives from Mulkey, Inc., the City's lead design services contractor for the Fayetteville Street Mall project, presented the committee with \$1.6 million in recommended savings that would have little or no affect on the project's aesthetics. The recommendations are:

- restructure the construction contract to eliminate the requirement that the prime contractor perform 60 percent of the work;

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Contacts

City of Raleigh
Planning Department
George Chapman, Director
(919) 890-3125
george.chapman
@ci.raleigh.nc.us

Urban Design Center
133 Fayetteville Street Mall
Dan Douglas
(919) 807-8441
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and
Conference Center
500 Fayetteville Street Mall
(919) 831-6011
Roger Krupa, Director
roger@raleighconvention.com

Fayetteville Street Mall
Renaissance
City of Raleigh
Public Works Department
Dean Fox
(919) 890-3030
dean.fox @ci.raleigh.nc.us

City of Raleigh
Public Works Department
Carl Dawson, Director
(919) 890-3030
carl.dawson@ci.raleigh.nc.us

Regulatory Reform
City Of Raleigh
City Attorney
Thomas McCormick, Jr.
(919) 890-3060
Tom.McCormick@ci.raleigh.nc.us

Newsletter &
Communications
City of Raleigh
Public Affairs Department
Jayne Kirkpatrick, Director
(919) 890-3100
jayne.kirkpatrick@ci.raleigh.nc.us

Ending Homelessness

Ken Maness
(919) 890-3655
ken.maness@ci.raleigh.nc.us

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- restructure the contract to include additional bid alternate items. This will allow more flexibility in selecting options that would provide the best value to the project while maintaining the special character desired for the newly-designed street;
- extend the contract construction time to 12 months or greater, if possible.
- incorporate responses from the previous bid phase to clarify contract documents;
- remove or revisit liquidated damages or incentive payment for the construction contractor;
- bid sign and signal items under separate contracts;
- change concrete paving depth to 6.5 inches;
- replace asphalt drainage layer with stone and fabric;
- simplify paving surface treatments;
- replace bollards;
- eliminate extra directional drill for signals;
- allow 6 inch-by-9-inch concrete pavers;
- substitute concrete look-alike materials in lieu of natural stone materials;
- substitute alternate material for granite building band;
- substitute ABC, a crushed stone base, for pervious slab;
- revise joint-use utility duct bank design;
- reduce uplighting; and,
- reduce the number of grease interceptors.

Also presented to the Comprehensive Planning Committee were additional cost-saving options. These options totaled approximately \$5.6 million. The options are:

- replace paving (or Bid Option) for asphalt roadway;
- change granite curb to concrete curb of 2 feet, 6 inches;
- substitute alternate bench;
- eliminate movable chairs;
- limit concrete pavement to intersections and midblock;
- substitute 6-inch concrete pavement for pedestrian zone pavers;
- substitute 6-inch concrete pavement for all pavers;
- bid signal and traffic signs under separate contracts;
- bid LED street signs as optional;
- replace water meters in kind;

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Wake County

David Cooke, County Manager
(919) 856-6160
dcooke@co.wake.nc.us

The Downtown Raleigh Alliance

120 S. Wilmington St.,
Suite 103
Raleigh, NC 27601
(919) 832-1231
Margaret Mullen,
President & CEO
margaretmullen@bellsouth.net

Greater Raleigh Chamber of Commerce

800 S. Salisbury Street
(919) 664-7000
Harvey Schmitt,
President & CEO
hschmitt@the-chamber.org

Greater Raleigh Convention & Visitors Bureau

421 Fayetteville Street Mall,
Suite 1505
Raleigh, NC 27601
(919) 834-5900 or
(800) 849-8499
David L. Heintz, CDME
President and CEO
dheintz@raleighcvb.org

Web links

City of Raleigh
www.raleigh-nc.org

Wake County

www.wakegov.com

Downtown Raleigh Alliance

www.downtownraleigh.org

Greater Raleigh Chamber of Commerce

www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau

www.visitraleigh.com

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- reduce duct bank to current needs only;
- eliminate duct bank completely;
- eliminate Hargett and Martin streets side street construction;
- deletable bid option for the 400 block of Fayetteville Street Mall.

Under the design plan selected by the City Council last November, Fayetteville Street Mall will be opened to vehicular traffic in the 100 to 400 blocks and converted to a 40-foot-wide thoroughfare with parallel parking on both sides. Traffic signals at Davie, Martin, Hargett and Morgan streets will be modified. The project will connect in front of the old State Capitol. There will be a wide streetscape for artwork, open space and outdoor dining.

Also, the redesigned street will create a vista to the Capitol and allow flexibility for parades, festivals and other events. The plan also will convert Hargett and Martin streets from one-way streets to two-way streets.

The remaking of Fayetteville Street Mall is the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance Project. The Fayetteville Street Renaissance Project is an economic development and revitalization effort for the downtown street.

COUNCIL AUTHORIZES PUBLIC EDUCATION CAMPAIGN ON DOWNTOWN PARKING

The Downtown Raleigh Alliance (DRA) will develop a campaign to educate citizens about available parking downtown. The City Council voted Sept. 7 to endorse drafting the public education campaign. Once completed, DRA will present details of the campaign to the council for its consideration.

The idea of a public education campaign on downtown parking was developed and recommended by a parking committee formed by DRA at the request of the City Council. The parking committee was created to address concerns about towing from privately owned parking lots in the downtown area.

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The DRA parking committee is recommending a downtown parking public education campaign that includes:

- Large green parking banners in the public right-of-way with an arrow pointing motorists to the entrance of parking lots and garages;
- signs and/or banners on the sides of parking garages that offer free parking at night; and,
- a uniform parking map that is distributed to citizens and visitors by DRA and the local visitor services industry. Copies of the map also will be inserted in City utility bills and parking tickets and on television advertisements.

To help free up more parking spaces for nighttime visitors to downtown, the City last month began leasing four large parking lots in the warehouse district. The four parking lots have a total of 250 parking spaces. The lots are located on the north and south sides of West Hargett Street between Harrington and West streets, the east side of South Harrington Street between Hargett and Martin streets, and south of West Martin Street near the railroad tracks.

The lots are open to nighttime and weekend downtown visitors from 7 p.m. to 7 a.m. the following day. The parking fee is \$3 at night and on weekends. The City is continuing to rent the spaces to daytime workers on a monthly basis. The City is managing, operating and cleaning the lots using employees who already work at City-owned parking decks downtown. Also, the City is not allowing vehicles to be towed from the parking lots but is enforcing other parking regulations to prevent motorists from illegally parking their vehicles in the spaces.

ENDING HOMELESS PARTNERSHIP TO PRESENT DRAFT PLAN OCTOBER 7

The City of Raleigh in partnership with Wake County, Wake Continuum of Care and Triangle United Way have worked on developing a 10-year action plan on ending homelessness. The partnership will present the draft plan October 7, 6:30 p.m. at Trinity Greek Orthodox Church, 5000 Lead Mine Road.
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Highlights of the plan include:

ORGANIZATIONAL STRUCTURE

Strategy A: Create an Organizational Structure to Implement the Plan

Establish a community wide infrastructure that integrates and strengthens existing networks and collaborative efforts while expanding and developing new partnerships and linkages that support the vision to end homelessness within 10 years.

Strategy B: Build Support Within Our Community to Participate in Efforts to Prevent and End Homelessness

Educate the public about the “impact” and contributing factors of homelessness on the community and opportunities to participate in the Ten Year Plan.

Strategy C: Set a Focus of Major Plan Priorities

Establish a plan that establishes “housing of choice” for families and individuals who are chronically homeless, acutely homeless and intermittently homeless throughout the county

PLAN OBJECTIVES

Objective 1: PREVENTION. Prevent individuals and families from becoming homeless through comprehensive discharge planning, targeted resources, research, and advocacy.

Objective 2: CONNECTING AND RECONNECTING:

Expand and coordinate outreach and engagement efforts and create interim housing capability to engage or re-engage people who are homeless into the health, behavioral health, housing, and social service systems.

Objective 3: HOUSING. Expand the availability and choices of permanent housing that are affordable to individuals and families with extremely low incomes.

Objective 4: EMPLOYMENT/EDUCATION. Create education, job training, and employment opportunities specific to the needs of individuals and family members who are homeless, recently homeless, or at risk of homelessness, including those with mental illnesses and/or substance use disorders and youth ages 18-21.

Objective 5: SERVICES AND SUPPORTS. Enhance services and supports for people who are homeless, at-risk of homelessness, or recently homeless to help them achieve maximum independence and self-sufficiency.

The complete draft plan may be seen by visiting the City’s website at www.raleigh-nc.org and click on Ending Homelessness.

	Date/Time	Purpose
Ending Homelessness 10 year Action Plan: a partnership of the City of Raleigh, Wake County, Wake Continuum of Care & Triangle United Way	October 7, 6:30 p.m. Holy Trinity Greek Orthodox Church 5000 Lead Mine Road	Review and discussion of draft objectives, strategies, actions benchmarks and implementation steps over the next decade
Raleigh City Council and Wake County Board of Commissioners	October 12, 8:00 a.m. Public Presentation 5:00 p.m. Raleigh Convention and Conference Center	The schematic design for the new convention center.
Raleigh City Council and Wake County Board of Commissioners	October 14, 6:00 p.m. Raleigh Convention and Conference Center	Selection of the schematic design for the new convention center.

TELECAST TIMES FOR SEPT. 14 JOINT MEETING OF RALEIGH CITY COUNCIL AND WAKE COUNTY BOARD OF COMMISSIONERS ON NEW CONVENTION CENTER - RTN 11 ON TIME WARNER CABLE

Saturday, 9/18 9:30 p.m. Sunday, 9/19 11:30 a.m.
Monday, 9/20 12:30 p.m. Tuesday, 9/21 10:30 p.m. (or immediately
following City Council rebroadcast)
Wednesday, 9/22 8:00 p.m. Thursday, 9/23 8:00 p.m.
Saturday, 9/25 5:30 p.m. (or immediately following City Council
rebroadcast)
Sunday, 9/26 11:30 a.m.

RALEIGH CONVENTION CENTER

TENTATIVE SCHEDULE FOR BUILDING DEMOLITION, STREET CLOSURES AND DETOURS

BUILDING DEMOLITION

BUILDING	START
205 W. CABARRUS	9/21/2004
515 S. DAWSON	2/1/2005
112&120 W. LENOIR	2/1/2005
PELAND - TANK REMOVAL	11/1/2004

STREET CLOSURES

STREET	CLOSE	REOPEN
SALISBURY STREET	3/1/2005	10/06
CABARRUS STREET.	3/1/2005	1/07

DETOURS

MCDOWELL STREET	START	FINISH
DETOUR TO EAST	2/01/05	1/06
DETOUR TO WEST	1/06	June-2006

THE FIVE IN FIVE GOALS

Complete a Fayetteville Street Renaissance to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.